

HEIRLOOM CABINETRY OF PA, INC

FAX

To: Alaine Grback, Attorney **From:** Jenny Martin
Fax: 866-928-4707 **Pages:** 6
Phone: 717-436-8091 **Date:** 3.17.2017
Re: B. Nelson **CC:**

Urgent For Review Please Comment Please Reply Please Recycle

Comments:

AFFIDAVIT OF SERVICE OF NOTICE
49 P.S. § 1502(a)(2)

IN THE COURT OF COMMON PLEAS OF Lancaster COUNTY

LIEN CLAIMANT (Name & Address)

Heirloom Cabinetry of PA, Inc
977 Nelson Road
Mifflintown, PA 17059

v.

PROPERTY OWNER (Name & Address)

Brian D. Nelson
3 Strawberry Lane
Lancaster, PA 17602

Property located at:
223 Church Avenue
Ephrata, PA 17522

NO:

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Lancaster

ss

Theodore E. Wagner, being duly sworn according to law, deposes and says as follows:

1. I am an adult and submit this affidavit pursuant to 49 P.S. § 1502(a)(2);
2. I served upon the above-named Property Owner a notice of the filing of the Mechanic's Lien filed herein bearing the court term and number and date of filing of the said claim, by personally handing said notice to the above-named Property Owner at:

3 Strawberry Lane, Lancaster, PA 17602

On 3/17/2017 at 9:48 AM/PM.

A true and correct copy of said notice is attached hereto.

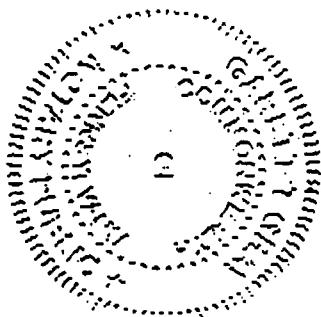
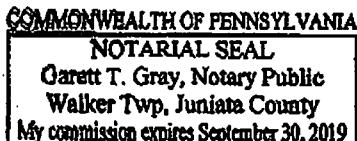
Signed:

Theresa E. Wagner

Affiant: _____

Sworn to and subscribed before me, undersigned
Notary Public, on this 17 day of March
2017

Garett T. Gray
Notary Public



December 24, 2015

Notice of Intent to Lien

NOTICE SENT TO THE FOLLOWING:

PROPERTY OWNER:

Brian D. Nelson
3 Strawberry Lane
Lancaster, PA 17602

PROPERTY where services were preformed:
223 Church Avenue
Ephrata, PA 17522

CLAIMANT:

Heirloom Cabinetry of PA, Inc.
977 Nelson Road
Mifflintown, PA 17059

LABOR, MATERIALS & SERVICES PROVIDED:

"L" shaped kitchen cabinets, maple, stained, shaker style doors, (house manufactured 5 piece with plycore panel), Blum $\frac{1}{2}$ " overlay hinge, standard duty side mounted epoxy Guides, wall cabinets 30" high, lazy susan base and upper, pantry with adjustable shelves, 1" crown mouldings, matching toe kicks, knobs for hardware. All shelves adjustable, maple interiors, no particle board. Formica tops, matte finish colors. Manufacture and install all work as described.

AMOUNTS DUE AND UNPAID:

Contract price \$9,538.24

Amount paid \$5,000.00

TOTAL DUE \$4538.24

PLEASE BE ADVISED that the above-named HEIRLOOM CABINETRY OF PA, INC., was hired by BRIAN NELSON to perform construction services on the above-identified 223 CHURCH AVENUE, EPHRATA, PA 17522 owned by the above-identified property owner, BRIAN NELSON.

HEIRLOOM CABINETRY OF PA, INC. performed the above-mentioned kitchen remodel services at 223 Church Avenue, Ephrata, PA 17522, and there is presently due Heirloom Cabinetry of PA, Inc., the sum above-identified as the AMOUNT DUE AND UNPAID OF \$4,538.24.

The work was completed by HEIRLOOM CABINETRY OF PA, INC. on the above-identified date, NOVEMBER 25, 2015. This letter shall constitute formal notice of Heirloom Cabinetry of PA, Inc.'s intention to file a mechanic's lien claim for the work done on this project.

Theodore E. Wagner

Agent for Claimant

Signed by Theodore E. Wagner

Title Owner

Notice sent to the above listed parties on 12/30/2015

by Certified Mail, Return Receipt Requested No. 7012 - 1640 - 0000 - 4889 - 6958

Exhibit B Meotamieritien Page 6 of 10

Exhibit B Mechanized Mail

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2012 1640 0000		Certified Fee
		Return Receipt Fee (Endorsement Required)
		Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees		
\$ 60.74		
 See Reverse for Instrument		
Sent To Brian D. Nelson <i>'Street' Apt. No. 3</i> <i>or P.O. Box No. 3</i> <i>City, State</i> Lancaster, PA 17602		
PS Form 5400, August 2000		

Heirloom Cabinetry of PA, Inc
977 Nelson Road
Mifflintown, PA 17059

Statement

Date

2/28/2017

To:

Brian Nelson
3 Strawberry Lane
for 223 Church Ave, Ephrata
Lancaster, PA 17602

Amount Due	Amount Enc.
\$4,585.54	

Date	Transaction	Amount	Balance
12/31/2016	Balance forward		4,451.00
01/04/2017	INV #FC Job89-16. Due 01/04/2017.	66.77	4,517.77
02/02/2017	INV #FC Job89-16. Due 03/04/2017.	67.77	4,585.54

CURRENT	1-30 DAYS PAST DUE.	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
67.77	0.00	66.77	0.00	4,451.00	\$4,585.54

mailed 3/9/17 to Brian w/date changed 2/28

Brian Emerich
717 341-7758
Pa# 114370

Proposal submitted to
Brian nelson
3 strawberry lane
Lancaster pa17602

Work to be performed at
223 church st
Ephrata pa17522

- 1) add treated railing/spindles on front porch
- 2) Secure outside water faucet
- 3) Repoint/secure piers on front porch
- 4) Scrape and paint ext were needed
- 5) Add concrete to patch ext steps.
- 6)
- 7) 2,000\$ to complete all work listed above

**Mike Gallagher Electric
38 Perseverance Lane
Ephrata PA 17522
717-875-8701
PA# 95223**

INVOICE

MARCH 29TH, 2017

**BRIAN NELSON
Church St
Ephrata Pa 17522**

DESCRIPTION	Details	Misc	AMOUNT
<p>*Changed out additional devices on 2nd floor and 3rd floor</p> <p>*Removed obsolete wiring in basement</p> <p>*mounted microwave</p> <p>*Wire and Install baseboard heater on 1st floor rear bath</p> <p>*Repaired defective lighting in hallways</p> <p>*Removed all old and defective wiring in garage. Installed new switch and GFI receptacle and new 4' light</p>			\$1200.00

Make all checks payable to Mike Gallagher Electric

Thank-You for Your Business!

BUGS-NO-MORE
Exterminating Company
P. O. Box 37, Millersville, PA 17551-0037
(717) 872-1989 (800) 831-1989

SUBTERRANEAN TERMITE CONTROL SERVICE AGREEMENT

Description of structure (s) to be serviced:

Date of Treatment:

Service Name:

Billing Name (if different): Brian Nelson

Address: 223 church St Ephrata

Address: 3 Strawberry Lane.

PA Phone #:

Lancaster PA Phone #: 799-6384

1. The letterhead company, hereafter referred to as "the Company," agrees to render such services as to provide for control of subterranean termites at the above referenced structure (s), for a period ONE YEAR from the above referenced date of treatment. During the term of this Agreement, the person or company listed with the above captioned billing address, hereafter referred to as "the Purchaser or his agent, shall notify the Company of any signs or manifestations of subterranean termite infestation in a timely manner. Upon receipt of timely notification of such signs of infestation, the Company shall arrange to provide control measures toward same at no additional cost to the Purchaser, at a mutually agreeable time.
2. It is the responsibility of the Purchaser to make the structure (s) available for treatment and/or periodic inspection by the Company. Failure to do so shall nullify the terms of this agreement. Purchaser will also provide water and electricity.
3. This agreement may be extended annually from the date of treatment. The Company reserves the right to amend the cost of renewing this agreement after the first renewal.
4. The Purchaser, or his agent, agrees to pay the sum of \$ 1249.88 (includes tax) to the Company for the termite control service. The terms of payment shall be as follows: one-half down at the signing of the contract and one-half within 15 days of completion of work.
5. The Purchaser acknowledges that no warranty is expressed or implied regarding the presence of damages arising from subterranean termites. The Purchaser understands that damage from subterranean termites may exist in areas which are not visible or which are obstructed from view. The Purchaser agrees that the Company shall not be held liable for existing or new damage to the above referenced structure (s) or contents arising from infestation by subterranean termites. It is further understood that the Company shall be held harmless for responsibility for damages to the subject structure from subterranean termites that may occur in areas that are not visible or accessible to the representatives of the Company during their periodic reinsertions or pretreatments of the subject structure. ANY LIABILITIES ARISING FROM THIS AGREEMENT SHALL BE RESTRICTED TO THE PURCHASE PRICE OF THE TREATMENT. Areas of wood-to-earth or foam insulation-to-earth contact or proximity (less than 6 inches) must be corrected by the Purchaser prior to any renewal of this agreement.
6. Any controversy or claim arising out of, or relating to this Agreement, or from services rendered under its terms, will be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by; the arbitrator(s) may be entered in any court having jurisdiction thereof.
7. It is the responsibility of the Purchaser, or his agent to notify the Company of any intended structure modifications or excavations in order that the Company may render or propose to render whatever services it deems necessary for the continued control of subterranean termites at the above referenced location.
8. It is the responsibility of the Purchaser, or his agent, to fully disclose to the Company prior to treatment services all information that is relevant regarding the construction of the structure (s) including, but not limited to, the existence and placement of wells or cisterns, plenum airspaces, crawlspaces, embedded ductwork, concealed pipes or cables, waterproofing, high water tables, drainage system, dampness or watery conditions. **FAILURE TO DIVULGE SUCH INFORMATION TO THE COMPANY SHALL FOREVER AND FULLY RELEASE THE COMPANY FROM ANY AND ALL LIABILITY ARISING OUT OF THIS AGREEMENT.**
9. Warranty Info: One yr warranty is included
10. Other (Misc.) 125 plus tax to renew warranty after one year
water & electric is needed at time of treatment
11. The Purchaser hereby acknowledges to having read this document, understands that it affects and responsibilities of all parties, and agrees to be bound by the terms contained within it.

Purchaser/Agent _____

Date _____

Representing Bugs-No-More _____

Date _____

You, the buyer, may cancel this transaction at any time prior to midnight of the third working day after executing this transaction.
~PLEASE SIGN AND RETURN THE TOP COPY ALONG WITH YOUR PAYMENT~

Note: Customer may pay in full at Settlement or